COMM NE COR OF SE1/4 OF SW1/4, S
FT TO N LINE OF BELLAIRE S/D, W
POB, CONT W 258.77 FT, N 317.34

OASIS OAKS, INC
249 NW LIVE OAK PL
LAKE CITY, FL 32055

2027

34-3S-17-06970-004

BUILDING CHARACTERISTICS

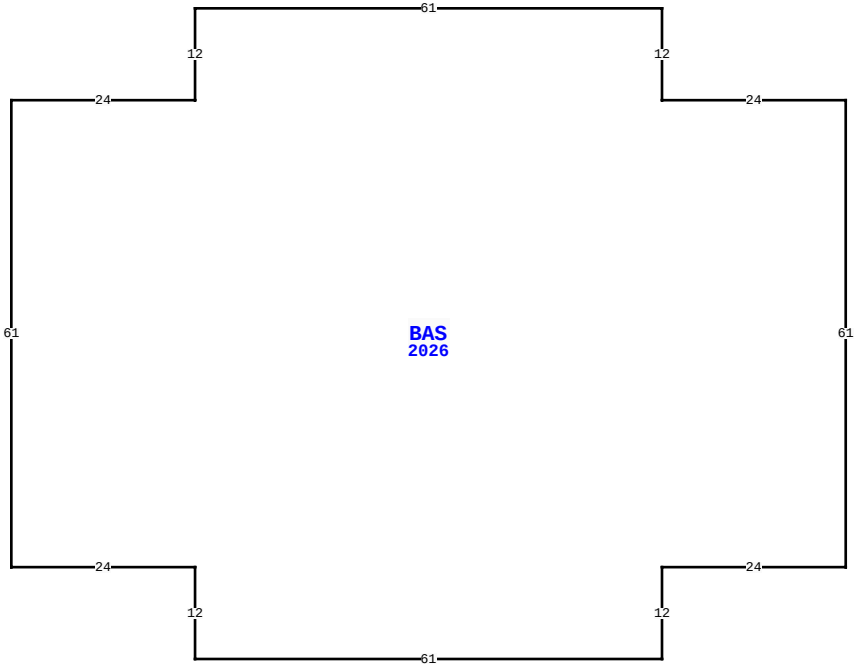
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	00	N/A 100
Heating Type	00	N/A 100
Fixtures		N/A 100
Frame	00	N/A 100
Story Height		14 100
RMS		N/A 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,113	100	2026	8,113	81,122
TOTALS	8,113			8,113	81,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	8,113	18.7110	10.10	81,941	2025	2025	0	0	0	1.00	99.00

1 REC FACIL 0% - 2026 Heated Area: 8113 HX Base Yr



2102 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0169	FENCE/WOOD	0	0	0	0	704.00	UT	12.00	12.00	100	2026	2025		100	8,448	
2	0169	FENCE/WOOD	0	0	0	0	160.00	UT	5.00	5.00	100	2026	2025		100	800	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
4	0296	SHED METAL	0	0	16	8	1.00	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
6	0260	PAVEMENT-A	0	0	0	0	2,160.00	UT	2.00	2.00	100	2026	2025		100	4,320	
7	0166	CONC,PAVMT	0	0	0	0	928.00	UT	4.00	4.00	100	2026	2025		100	3,712	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,122
TOTAL MARKET OB/XF VALUE	39,280
TOTAL LAND VALUE - MARKET	131,988
TOTAL MARKET VALUE	252,390
SOH/AGL Deduction	0
ASSESSED VALUE	252,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,390
TOTAL JUST VALUE	252,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052805	New Commercial Co	19,750	04/02/2025
000052003	New Commercial Co	286,500	01/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/933	7/29/2024	WD	Q	V	01	165,000

GRANTOR: COLE RICHARD C

GRANTEE: OASIS OAKS, INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] S61 E24 S12 E61 N12 E24 N61 W24 N12 W61 S12 W24 $

.

LAND DESCRIPTION

TOTAL OB/XF 39,280

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3300	C	NIGHT CLUB	0		CG	0.00	0.00	87,992.00	SF		1.00	1.00	1.00	1.50	1.50	131,988							

REVIEW DATE 02/13/2026 BY mark Total Acres: 2.02 Total Land Value: 131,988 Market: 0 Agricultural: 0 Common: 131,988 PRINTED 11/16/2026 BY SYS